

**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**June 24, 2015**

The meeting was called to order at 4:02 p.m. by Vice-Chair Clover Meaders at 3600 Constitution Blvd., West Valley City, Utah

**WEST VALLEY CITY PLANNING COMMISSION MEMBERS**

Brent Fuller, Jack Matheson, Clover Meaders, Latai Tupou, and Martel Winters

**ABSENT**

Harold Woodruff, Terri Mills, and Barbara Thomas

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Steve Pastorik, Steve Lehman, Jody Knapp, and Nichole Camac

**AUDIENCE**

Approximately seven (7) people were in the audience

## **ZONE CHANGE APPLICATIONS**

### **Z-2-2015**

**Anderson Wahlen & Associates**

**4049, 4061 and 4095 S 5600 W and 5576 W 4100 S**

**RB to C-1**

**3.1 acres**

Anderson Wahlen & Associates has requested a zone change on five parcels totaling 3.1 acres on the northeast corner of 5600 West 4100 South from RB (residential business) to C-1 (neighborhood commercial). Surrounding zones include C-2 (general commercial) to the west, RB to the north and east and C-1 to the south. Surrounding uses include the Smiths and Lowes anchored Legacy shopping center to the west, a church to the north, a largely vacant property to the east and two homes and a vacant parcel to the south. The property to the south was recently rezoned from A (agriculture) to C-1 where a CVS pharmacy is proposed. The property is designated as non-retail commercial in the General Plan.

UTA operates two bus routes (F556 and 47) along this portion of 5600 West and one route (41) along 4100 South.

### **Development Proposal**

The applicant has submitted a concept plan, which is attached, that shows the proposed use for this corner as an America First Credit Union branch and retail building. Also attached is a letter from applicant that supports this application. The existing RB zone allows for financial institutions like America First Credit Union but does not allow a retail building.

The concept plan shows the development setback well over the required 20' to accommodate future road widening planned along 5600 West and 4100 South. As part of the extension of the Mountain View Corridor from 5400 South to 4100 South, UDOT will be widening the intersection of 4100 South and 5600 West to accommodate double left turns. This project will begin in 2016 and be completed in 2017. By way of background, the next section of the Mountain View Corridor from 4100 South to SR-201 was recently funded and will be under construction in 2018.

When considering this rezone application, the following information is helpful background:

- The other three corners of this intersection are zoned C-1 or C-2.
- This property is not directly adjacent to R-1 zoning.
- Traffic volumes at this intersection are anticipated to increase once the Mountain View Corridor extension to 4100 South is completed in 2017.

### **Staff Alternatives:**

- Approval subject to a development agreement that requires 20' of landscaping from the future property lines along 5600 West and 4100 South based on the anticipated widening from UDOT.
- Continuance, for reasons determined at the public hearing.
- Denial, the General Plan calls for non-retail commercial.

**Applicant:**

Jeff Randall  
2010 N Redwood Road

**Discussion:** Steve Pastorik presented the application. Jeff Randall, representing the applicant, indicated that C-1 zoning should be a good fit for the area with traffic, future road widening, and other uses surrounding 5600 W and 4100 S. He stated that the property is surrounded by RB zoning to the north and east which will provide a good buffer to residential. Jack Matheson asked if UDOT will be providing bus turnouts. Mr. Randall replied no.

**Motion:** Commissioner Winters moved for approval subject to a development agreement that requires 20' of landscaping from the future property lines along 5600 West and 4100 South based on the anticipated widening from UDOT.

Commissioner Fuller seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice- Chairman Meaders	Yes

**Unanimous-Z-2-2015- Approved**

**SUBDIVISION APPLICATIONS**

**S-8-2015**

**West Valley Truck Center Subdivision – Lots 16, 17 and 31 Amended**

**2400 South 5600 West**

**M Zone**

**BACKGROUND**

The West Valley City Public Works Department is requesting a plat amendment for lots 16, 17 and 31 of the West Valley Truck Center Subdivision. The proposed subdivision will also extend and dedicate a portion of 2400 South and vacate portions of 2400 South. The amended subdivision will also modify the location of existing public utility easements within these lots.

**STAFF/AGENCY CONCERNS:**

There are no staff or agency concerns with this application.

**ISSUES:**

The West Valley Truck Center Subdivision was recorded in 1998. The location of the subdivision has been a great asset to the City and to businesses in the trucking industry. Lots platted in the original subdivision were to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remain as platted, a few modifications have taken place over the years to accommodate changes within the subdivision.

The proposed changes to lots 16, 17 and 31 are a direct result of the extension of 2400 South to 5600 West. The extension of this road will eliminate the existing cul-de-sac which will modify the original property lines of said lots. Portions of the cul-de-sac where frontage exists along these lots will be vacated. The cul-de-sac affecting the Thermo King property to the south, will be dealt with at a later date.

As mentioned earlier, 2400 South will be extended to the west. Due to this location becoming a major intersection, the traffic signal from 2455 South will be relocated to this site. The intersection at 2400 South will provide a west connection for a future road system that will serve properties to the west of 5600 West.

**STAFF ALTERNATIVES:**

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

**Applicant:**

West Valley City

**Favored:**

Fred Cox

4466 Early Duke Street

**Discussion:** Steve Lehman presented the application. Jack Matheson asked if 2455 S will be closed or simply de-signalized. Steve replied that the access will remain open but the signal will be removed and replaced at 2400 S. He stated that there likely won't be a median to restrict left turns but UDOT will determine this since 5600 W is a UDOT controlled street. Fred Cox, representing the property owner of lot 31, stated that his client is in favor of this application. He indicated that an application has recently been submitted to subdivide lot 31 and will be coming to the Planning Commission for approval.

**Motion:** Commissioner Fuller moved for approval.

Commissioner Tupou seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice- Chairman Meaders	Yes

**Unanimous-S-8-2015- Approved**

**S-10-2015**

**Fairbourne Station Phase 2 Subdivision**

**2970 West 3500 South**

**CC Zone**

**1 Lots & 2 Parcels**

**5.9 Acres**

**BACKGROUND:**

West Valley City is requesting final plat approval for the Fairbourne Station Phase 2 Subdivision. This subdivision will amend and extend Parcel B of the Fairbourne Station Phase 1 Subdivision and vacate and amend lots 9-14 of the Holmberg Subdivision. A number of public utility easements will also be vacated with this application. The subject property is located at approximately 2970 West 3500 South.

**ISSUES:**

The proposed subdivision is being requested in order to consolidate a number of existing parcels and to

extend what is presently Parcel B of Fairbourne Station Phase 1. Prior to this application, the Planning Commission approved the vacation of Holmberg Street. This plat will vacate lots and public utility easements that were platted as part of the Holmberg Subdivision along with public utility easements located on various parcels within the subdivision boundary. Staff continues to work with various utility companies to ensure adequate easements are available for future utility service.

The plat contains 1 lot and 2 parcels. Lot 201 will allow for the development of a future medical office. Parcel B will be extended in the future to create a larger parcel for the second phase of ICO's residential housing development. The subdivision plat will also provide additional dedication along 3500 South and will dedicate property for the extension of Weigh Station Road and for a new street to be known as 3030 West. Parcel A will be located immediately to the west of 3030 West and will remain in the City's ownership. This is somewhat of a remainder parcel that will be landscaped and utilized for storm water needs.

Access to the subdivision will be gained from 3500 South and Weigh Station Road. Three Mill Lane in phase 1 will also be used for access. At a future date, the southern portion of Holmberg Street will be vacated. Once additional property is acquired in the Holmberg and Lehman Subdivisions, 3030 West will provide a second connection with Lehman Avenue. There are varying right-of-way widths for each of these streets. The varying widths are due to transit needs and on-street parking.

The subdivision is located in the City Center Zone. All development proposals within the subdivision will require Planning Commission review. To date, the Planning Commission has reviewed and approved the Embassy Suites Hotel and ICO's residential development.

#### **STAFF ALTERNATIVES:**

1. Approve the Fairbourne Station Phase 2 Subdivision subject to a resolution of staff and agency comments.
2. Continue the application for reasons determined during the Planning Commission meeting.

#### **Applicant:**

West Valley City

**Discussion:** Steve Lehman presented the application. Jack Matheson asked if the portion of Holmberg Street that is being vacated will revert to City ownership. Steve replied yes and indicated that the City owns the property on both sides of Holmberg Street.

**Motion:** Commissioner Matheson moved for approval subject to a resolution of staff and agency comments.

Commissioner Tupou seconded the motion.

#### **Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice- Chairman Meaders	Yes

**Unanimous-S-10-2015- Approved**

## **CONDITIONAL USE APPLICATIONS**

### **C-20-2015**

#### **Furst Construction**

#### **134 Unit Assisted Living Facility**

#### **2940 West 3650 South**

#### **CC Zone (2.96 acres)**

The applicant has submitted to the Board of Adjustment an appeal of the Zoning Administrator's decision to deny the request for a reasonable accommodation. The applicant has also requested that the Planning Commission continue this conditional use application until a decision on the appeal is made. For this reason, staff recommends that the application be continued indefinitely.

#### **Staff Alternative**

Continuance to no date certain.

#### **Applicant:**

Not present

**Discussion:** Steve Pastorik explained that the applicant will be petitioning the Board of Adjustment to appeal the Zoning Administrator's decision regarding the petition for a reasonable accommodation. He indicated that staff suggests a continuance to no date certain since it is difficult to determine what decision the Board will make and when the decision will be made.

**Motion:** Commissioner Tupou moved for continuance to no date certain.

Commissioner Winters seconded the motion.

#### **Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice- Chairman Meaders	Yes

#### **Unanimous-C-20-2015- Continuance**

### **C-21-2015**

#### **Miss Saigon Reception Center**

#### **2644 W. 2365 S.**

#### **M Zone (1.09 Acres)**

The applicant, Huy Nguyen, representing Miss Saigon Reception Center, is requesting a conditional use for a reception center. This property is zoned Manufacturing (M) and the West Valley City General Plan designates this area as Light Manufacturing. The surrounding zone is (M) on all other sides. There surrounding uses include industrial and warehouse uses and there is a State correctional center for women located directly to the east.

This site was previously occupied by Brookwood Cabinets and was used as a warehouse and manufacturing facility. In 2012, Mr. Nguyen submitted an application for a parking lot expansion (PR-22-12) on the vacant parcel west of the building. The use was unknown at the time. Further discussions revealed that Mr. Nguyen desired to open a reception center at this location. The parking demand for the use was increased from 1/800 for manufacturing and 1/2000 for warehouse to 1/50 for a reception use. Therefore, parking could not be accommodated at this site alone and Mr. Nguyen had to explore shared parking arrangements. In 2013, Mr. Nguyen amended the shared parking ordinance to the requirements set forth in the Code today to accommodate his use. He has also since secured shared parking agreements with adjacent neighbors to supply the required parking for his use.

There is an existing building on site that is 11,234 square feet. There will be three separate tenants and uses in the building as follows:

Reception – 6,150 square feet  
Warehouse – 3,000 square feet  
Office – 2084 square feet

Therefore, the required parking is 125 spaces. There are 66 spaces on site and Mr. Nguyen has agreements to utilize 38 stalls from Lakeland Management to the south, and 22 stalls from Plastic Works to the north, for a total of 126 spaces. However, the agreement specifies that the parking is only available on Saturdays between 5:00 p.m. and 12:00 a.m. Therefore, the use is limited to the hours that parking is available. These agreements will be recorded upon Planning Commission approval of the use.

This use is not located within 500' of residential property so those hours are in compliance with the requirements set forth in section 7-6-1012 of the West Valley City Municipal Code.

The landscaping on the expanded site has not been installed and the existing landscaping is deficient of trees. Landscaping will be completed as part of this project and comply with the Landscaping on High Image Arterials and the required trees will be provided in the setback areas and the perimeter of the parking lot.

The building exterior will not be modified however the east side of the building is in need of some maintenance and shall be finished to match the main exterior of the building.

Mr. Nguyen has indicated that there will be no signage for this use. If signage is requested in the future it shall comply with the West Valley City Sign Ordinance.

#### **Staff Alternatives:**

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
  1. The site and uses within the building shall be developed per the approved plans.
  2. The parking provided must accommodate the mixture of uses proposed as well as the hours of operation.
  3. If shared parking agreements are needed they must be recorded at the Salt Lake County Records Office.

4. The landscaping on site shall be completed per the Landscaping on High Image Arterials as well as all other applicable Chapters of the City Code.
  5. The exterior façade of the building shall be finished with consistent materials and colors.
  6. All signage must comply with the West Valley Sign Code.
  7. Must comply with all other relevant requirements set forth from applicable department and agencies.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

**Applicant:**

Huy Nguyen  
2644 W 2365 S

**Discussion:** Jody Knapp presented the application. Jack Matheson stated that a lot of people will park on the side street and indicated that he doesn't feel parking will be a concern for the use. Huy Nguyen, the applicant, stated that he purchased this property 5 years ago with the intent to open a reception center.

**Motion:** Commissioner Tupou moved for approval subject to the 7 staff conditions.

Commissioner Fuller seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice- Chairman Meaders	Yes

**Unanimous-C-21-2015- Approved**

**MISCELLANEOUS APPLICATIONS**

**M-2-2015**

**Granger Real Estate Investors, LLC**  
**City Center Zone Exceptions for Medical Office Building**  
**2975 West 3500 South**  
**CC Zone (3.8 acres)**

Granger Real Estate Investors, LLC is requesting exceptions from some of the City Center Zone requirements for a medical office building proposed on 3.8 acres at 2975 West 3500 South. The property is zoned CC (City Center) and is designated as office/retail in the Fairbourne Station Vision which is part of the City's General Plan.

By way of background, over the last several years the RDA has acquired all of the property between the Embassy Suites and the Aspen Village Apartments. All buildings on the site have been demolished.



The proposed medical office building is 90,000 square feet. In the CC Zone, all buildings with 100,000 square feet or less are reviewed as a permitted use. However, the CC Zone includes a provision that allows the requirements within the Zone to be superseded by a development agreement that is reviewed by both the Planning Commission and City Council. The purpose of this provision is to allow design flexibility for uses that meet the purpose of the Zone. Development agreements for ordinance exceptions were approved for the Embassy Suites and the Residences at Fairbourne Station.

The following is a list of purposes from the CC Zone (underlined) as well as a brief description of how the medical office meets the stated purpose:

- Create a recognizable center or downtown for West Valley City. With a height of 64' (76' when including the penthouse) the medical office building will be significantly taller than the vast majority of buildings along 3500 South. For comparison with other Fairbourne Station buildings, the Residences at Fairbourne Station development is 45' tall (over 50' when including the taller portions) and the Embassy Suites is 79' tall (93' at the tallest point). The modern, curved design with substantial glass will also help differentiate Fairbourne Station from other areas of the City.
- Encourage and direct development that supports transit. The medical office employees, which are estimated at 290, and patrons are potential transit riders. With TRAX service and 9 bus routes stopping in Fairbourne Station, patrons of the medical office will be able to access the facility from many places in and outside the City without having to transfer.
- Encourage infill and redevelopment near the future transit station by City Hall. The front door of the proposed medical office building is approximately 1,300' (about ¼ mile walking distance) from the TRAX and BRT stations.
- Reinforce the use of public transportation by locating higher-intensity development, including employment-oriented businesses and higher density residential uses, adjacent to transit stops. This project is certainly creating higher intensity development by redeveloping approximately 42,000 square feet of dated commercial and residential uses with a 90,000 square foot building.
- Encourage mixed-use development to reduce automobile dependency and roadway congestion by combining trips and locating destinations within walking and biking distances – all interconnected with transit. The medical office building is the only medical office within Fairbourne Station and is within walking distance of residential and other commercial uses.
- Promote architectural and site design treatments that enhance the visual appearance of development within the Zone. The proposed medical office building meets or exceeds most of the architectural and site design treatments outlined in the ordinance.

This project fulfills the purposes of the CC Zone; however, as staff anticipated when the CC Zone was drafted, there are a number of exceptions to some of the CC Zone requirements needed for this project that can be addressed through a development agreement. The following are the requirements where exceptions are requested including the reason for the request:

1. A 5' landscaped setback is required along the perimeter of parking lots. The proposed landscaped setback along the east property line is 2.5' which is what was used for the Embassy Suites along the west property line. Granting this exception facilitates shared use of parking with the Embassy Suites property and seems appropriate since the site provides about twice the overall amount of landscaping required.
2. The ordinance requires a maximum setback of 15' along 3500 South. The ordinance also requires the building to be built within 0' to 15' of the property line for at least 50% of the lot's frontage. Given the design of the building, a portion of the building is setback further than 15'. As seen in the site plan, the north side of the building has a curved design where the northeast corner is located at the property line. Staff is supportive of the curved design in that it helps

distinguish Fairbourne Station from other areas of the City. While not all within 0' to 15' of the property line, the width of the building is 47% of the lot's frontage.

3. The ordinance requires a maximum setback of 10' along Weigh Station Road. The ordinance also requires the building to be built within 0' to 10' of the property line for at least 50% of the lot's frontage. Staff encouraged the applicant to place the building close to 3500 South similar to the Embassy Suites to help create a recognizable downtown and create a more urban feel along 3500 South. The challenge with also having the building front onto Weigh Station Road is parking. The project is already using the parking reduction of 10% allowed by the CC Zone. There will also be a shared parking agreement with the hotel to take advantage of the different peak time parking demands of the two uses (medical office peak during the day and hotel peak in the evening). Despite these reductions in parking, the majority of the site is still needed for parking. If the building was made 3 stories to increase the building footprint, the same amount of parking would still be needed on less space and the building would no longer meet the minimum height requirement.

As stated in the CC Zone purposes, the City wants to encourage "higher-intensity development." In terms of intensity of use, medical office requires more parking per square feet than the Embassy Suites or the Residences at Fairbourne Station. The Embassy Suites has about 1 space per 1,000 square feet of building, the Residences at Fairbourne Station development has about 1 space per 900 square feet and the proposed medical office requires about 1 space per 280 square feet. In other words, medical office has more people per square feet than hotels or multi-family, which is something the City wants to encourage in this area.

The site is designed in a way that the property can be intensified over time. There is enough room on the west portion of the property to build an additional building and/or parking structure in the future.

4. The CC Zone doesn't allow electronic message signs. The section of the sign code that addresses electronic message signs was adopted about a year after the CC Zone so it's unclear whether the exclusion of electronic message signs from the CC Zone was an oversight. The applicant would like to have an electronic message sign as a wall sign on the building which is allowed in the C-2, C-3 and M Zones. Given the commercial use of the building and it's placement along 3500 South, an electronic message sign seems appropriate to staff in this situation subject to the provisions of Section 11-5-107 which governs the design of such signs.
5. A 10' landscaped setback is required along 3500 South between the sidewalk and the parking. The applicant is requesting that the landscaped setback be reduced to 5' to match the setback along 3030 West and Weigh Station Road. Staff is supportive of this request for the following reasons:
  - a. The overall amount of landscaping provided on site is about 20% where the required percentage is 10%.
  - b. The project will include a 2' screen wall in addition to the landscaping along 3500 South.
  - c. Reducing this setback provides room for the east/west pedestrian connection through the site.
  - d. As mentioned above, all of the parking shown on-site is needed.
  - e. Street trees exist within tree wells along 3500 South.
6. Regarding exterior materials, the ordinance includes the following restrictions: "All building exteriors shall be brick, stucco, stone or architectural concrete that is textured or patterned. No

more than 60% of a building exterior shall be glass. Metal and wood may be used as trim or accents only.”

As seen in the elevations, the north, east and west elevations are proposed as glass and terra cotta, brick or stone. The south elevation is proposed as glass, perforated metal panels and terra cotta, brick or stone. Metal is proposed for the canopies, trim and roof overhangs on all façades of the building. Overall the amount of glass is 84%.

Staff is supportive of the proposed materials for the following reasons:

- a. The potential use of terra cotta seems appropriate in that it has a similar look to brick.
- b. When factoring in the perforated metal panels, the glass percentage drops to 63%.
- c. Staff was not familiar with perforated metal panels back when the ordinance was crafted in 2005/2006. However, in more recent years such metal panels are becoming more common locally. These panels reduce heat on the south side of the building, provide an interesting architectural feature and allow the building to take on a different look at night in that light from within the building can be seen through the panels.
- d. The use of a substantial amount of glass gives the building a very modern look.
- e. The use of metal on the canopies, trim and roof overhangs seems appropriate given the overall design of the building.

#### **Staff Alternatives**

1. Approval of the CC Zone exceptions as proposed.
2. Continuance, for reasons determined during the public hearing.

#### **Applicant:**

Steve McCallum  
400 W 110 S

#### **Neutral:**

Fred Cox  
4466 Early Duke Street

**Discussion:** Steve Pastorik presented the application. Clover Meaders asked if the brightness of electronic message signs vary by zone. Steve replied yes. Vice-Chair Meaders asked if the proposed electronic message sign will follow the standards for commercial zoning. Steve replied yes. Martell Winters asked why electronic message signs are not allowed in the City Center zone. Steve replied that when the ordinance was written 10 years ago, staff likely wanted to make the City Center more unique than other commercial zones and may have eliminated electronic message signs for that reason. Commissioner Winters asked if the ordinance requires an applicant to replace broken lights or panels in the electronic message sign. Steve replied that there is a provision in the ordinance that addresses maintenance of a sign. Commissioner Winters asked how the shared parking with the hotel will be accessed by patrons. Steve replied that the ordinance doesn't require vehicular access between properties but this may be something the applicant looks at further in the planning process. Commissioner Winters stated that unless there is vehicular access or a sign, most people would likely assume that parking is not allowed at the hotel. Brent Fuller asked if there is a limitation on how quickly an electronic message can be displayed and changed. He stated that there is a concern with this type of sign of distracting drivers. Steve replied that there is a requirement for the amount of time a message must be displayed before changing. Jack Matheson stated that he likes electronic message signs. He indicated that the ones at Valley Fair Mall are attractive and effective. Commissioner Fuller stated that he doesn't have a concern reducing the landscaping to 5 feet along 3500 S but indicated that he would like to see taller plant material to provide additional screening of the parking lot. He suggested increasing the proposed 2 foot screening wall as well. Steve replied that the screen wall was limited to 2 feet by the ordinance but the Planning Commission can recommend something taller to the City Council as another exception. Commissioner Fuller

stated that taller vehicles may have headlights that shine onto 3500 S over a 2 foot screen wall but 3 feet would likely eliminate this concern.

Steve McCallum, representing the applicant, stated that this project will be a good addition to Fairbourne Station. He indicated that the center of the building is for patient care while the outer areas will be used for circulation. He indicated that the metal mesh material proposed on the south side of the building will allow light into the building and will allow patients and employees the ability to see outside but will be energy efficient. Mr. McCallum provided a sample of the propose terra cotta material and indicated that it is masonry based, has a long life, and is different and modern. Commissioner Matheson asked if the color is part of the material or if it needs to be painted. Mr. McCallum replied that the color is baked into the product. He indicated that the metal mesh on the south side of the building will be offset from the glass about 2-3 feet to allow for cleaning of the windows. Commissioner Matheson asked if the metal reduces the energy costs of the building. Mr. McCallum replied yes and indicated that it reduces the solar effect but still allows people inside the building to see out. Commissioner Matheson asked if the metal mesh can withstand high wind. Mr. McCallum replied yes and stated that it is bolted into the building. Vice-Chair Meaders stated that she is concerned about the electronic message sign facing the Embassy Suites Hotel and causing problems for guests. Steve replied that there is a limitation on the brightness of the sign and added that the buildings are more than 200 feet apart so there is a good separation. Commissioner Fuller asked if the applicant would be comfortable providing a higher screening wall along 3500 S. Mr. McCallum replied yes. Commissioner Fuller asked what the business hours are. Mr. McCallum replied 7 am to 6 pm. He added that there is an after-hours urgent care that will be located on the west side of the building that will likely be open to 10 pm.

Fred Cox, a resident, asked if the proposed road to the west of the medical office will align with the road across 3500 S. Steve replied there won't be a connection across 3500 S but people will be able to turn left or right. Mr. Cox asked if there will be a light at this location. Steve replied yes and indicated that there will be a T intersection. Mr. Cox stated that he would like to see something on the north side of 3500 S happen as well. He asked if there will be pedestrian access across 3500 S. Steve replied yes.

Commissioner Matheson stated for the record that he believes his company may do structural engineering for this project.

**Motion:** Commissioner Winters moved for approval, modifying exception 5B to state: "The project will include a 3' screen wall in addition to the landscaping along 3500 South."

Commissioner Fuller seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice- Chairman Meaders	Yes

**Unanimous-M-2-2015- Approved**

**PLANNING COMISSION BUSINESS**

Approval of Minutes from June 10, 2015 (Regular Meeting) **Approved**  
Approval of Minutes from June 17, 2015 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:57 p.m.

Respectfully submitted,

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Nichole Camac, Administrative Assistant